

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: FP#01011, Pine Lake Heights South 3rd Addition **Date:** August 10, 2001

PROPOSAL: A final plat consisting of 67 lots and 1 outlot.

LAND AREA: 56.01 Acres

CONCLUSION: The final plat conforms to the approved preliminary plat.

RECOMMENDATION:

Approve

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 1, Block 5 of the Pine Lake Heights South 1st Addition and Outlot A of Pine Lake Heights South 2nd Addition, located in the SW 1/4 of Section 19, T9N, R7E.

LOCATION: Northeast of South 27th Street and Yankee Hill Road.

APPLICANT: Michael R. Johnson, Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508

OWNER:	John Brager Ridge Development Co. 2001 Pine Lake Road Lincoln, NE 68512	Gerald Schleich Southview, Inc. 3901 Normal BLVD Lincoln, NE 68506
	Tom White Ridge Development 2001 Pine Lake Road Lincoln, NE 68512	

EXISTING ZONING: R3 - Residential

EXISTING LAND USE: This site is undeveloped, but some grading has occurred in anticipation of construction.

SURROUNDING LAND USE AND ZONING:

North	Single-family Residential	R3
South	Agriculture	B2, R4
East	Single-family Residential	R3
West	Agriculture	AG

HISTORY: The preliminary plat of Pine Lake Heights South 3rd Addition was approved by the Planning Commission on October 18, 2000, and by the City Council on December 18, 2000.

ANALYSIS:

The Final Plat conforms to the approved preliminary plat.

Executive orders have been approved for the completion of street paving, water mains, sanitary sewers, storm sewers, and ornamental street lighting. An escrow of security fund has been created to guarantee the completion of sidewalks, street trees, street name signs, and the installation of permanent markers.

There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent and all special assessment installment payments are current.

A subdivision agreement is required and will be submitted to the owners for their signature.

Prepared by:

Brian Will, AICP
Planner

attachments: Final Plat
 Aerial
 Zoning/Vicinity Map



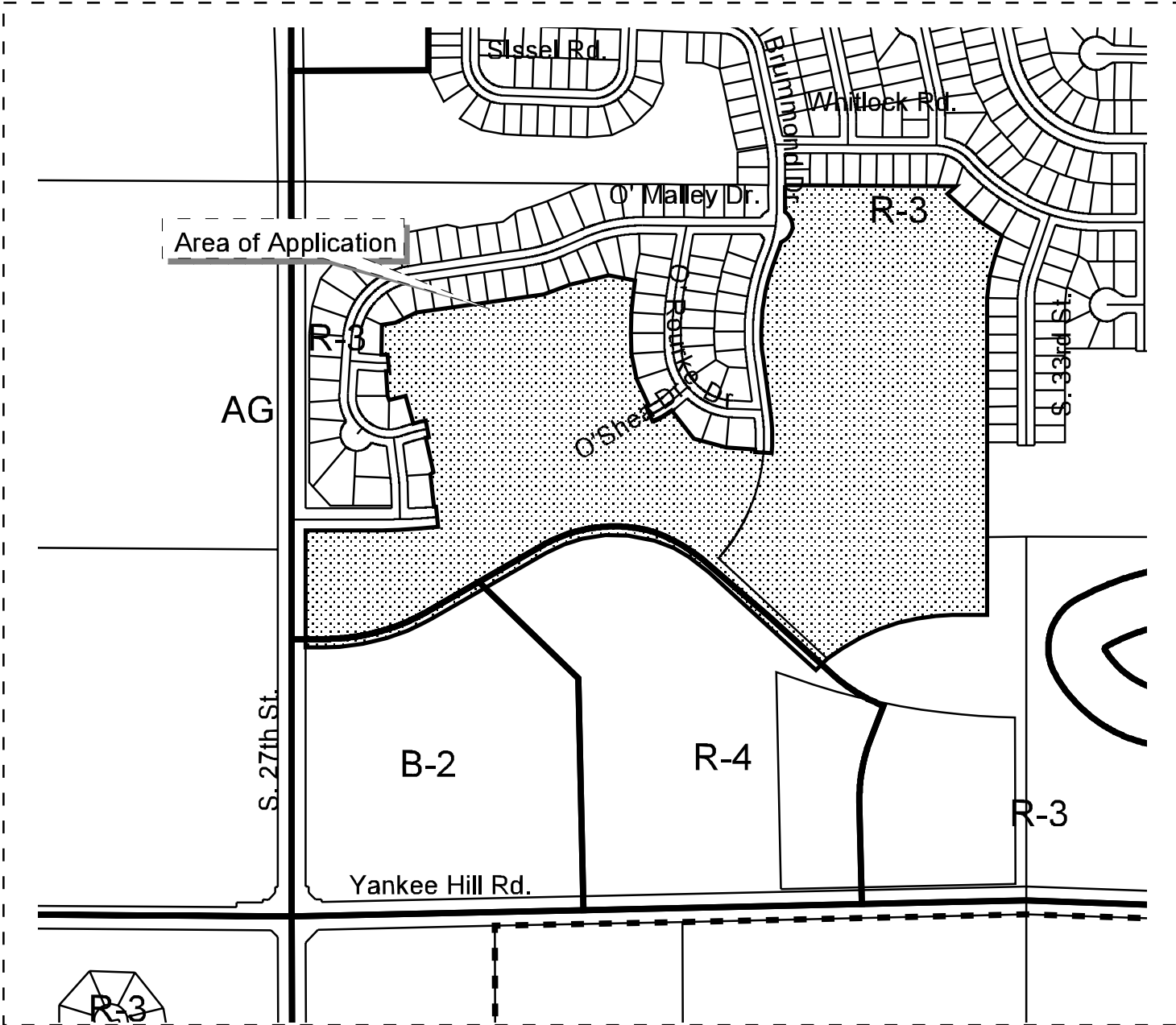
Final Plat #01011
Pine Lake Hts. South 3rd Add.



Sheet _____ of _____

Date: _____

Photograph Date: 1999

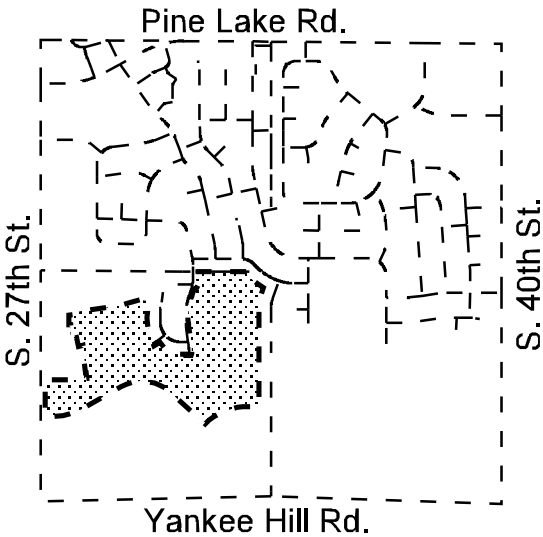
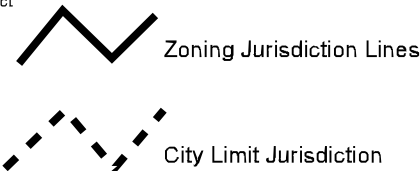


Final Plat #01011 **Pine Lake Hts. South 3rd Add.**

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
 Sec. 19 T9N R7E



Sheet ____ of ____
 Date: _____

**PINE LAKE
HEIGHTS SOUTH
3RD ADDITION**

FINAL PLAT

(THIS FINAL PLAT IS BASED UPON PRELIMINARY
PLAT NO. 00010 - PINE LAKE HEIGHTS SOUTH)

INDEX OF SHEETS

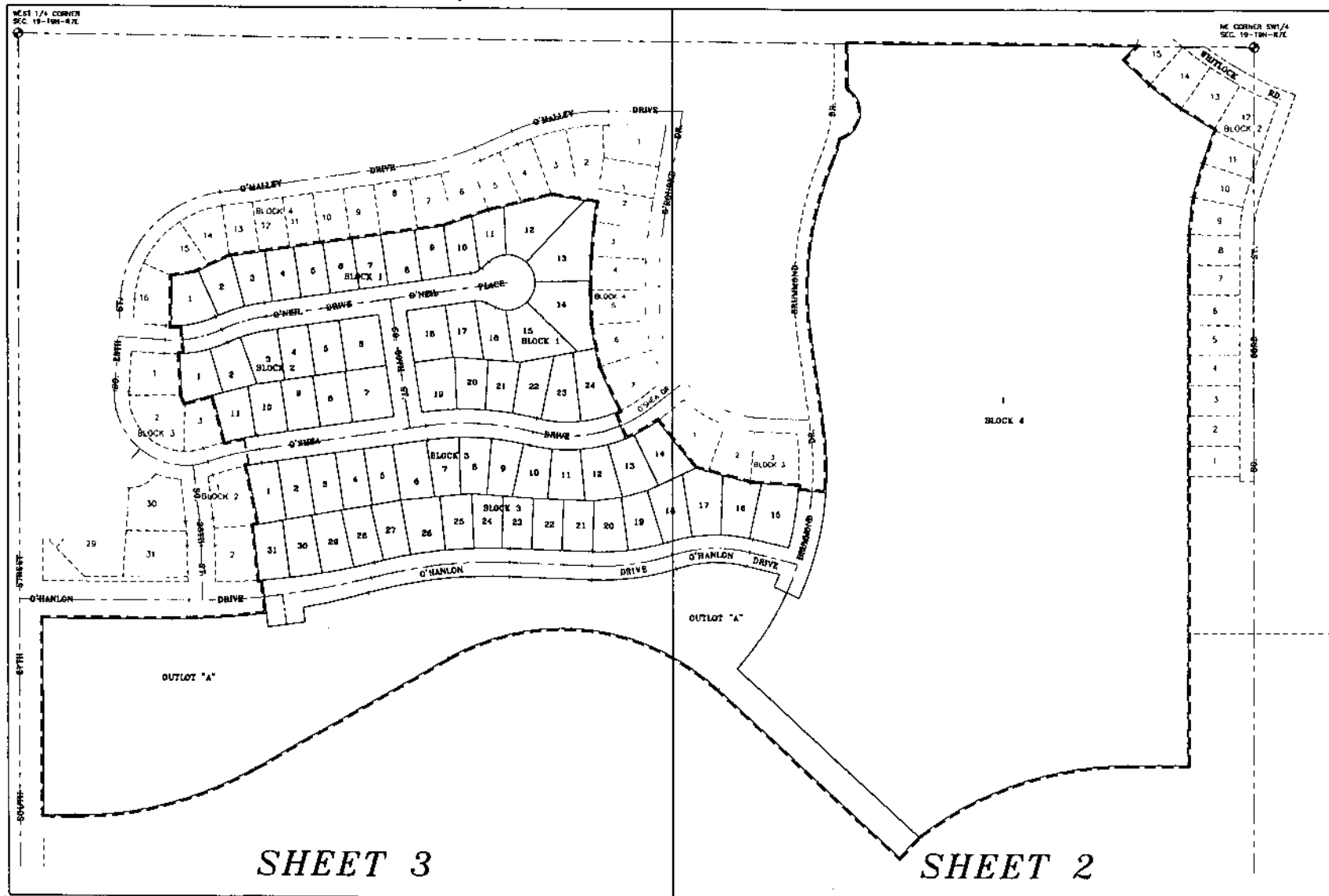
SHEET 1: COVER SHEET

SHEETS 2,3: PLAT SHEET

**SHEET 4: LOT AREA TABLE, CURVE DATA TABLE AND
PLANNING COMMISSION APPROVAL**

SHEET 5: SURVEYORS CERTIFICATE

SHEET 6: DEDICATION, ACKNOWLEDGEMENTS AND LIENHOLDERS CONSENT

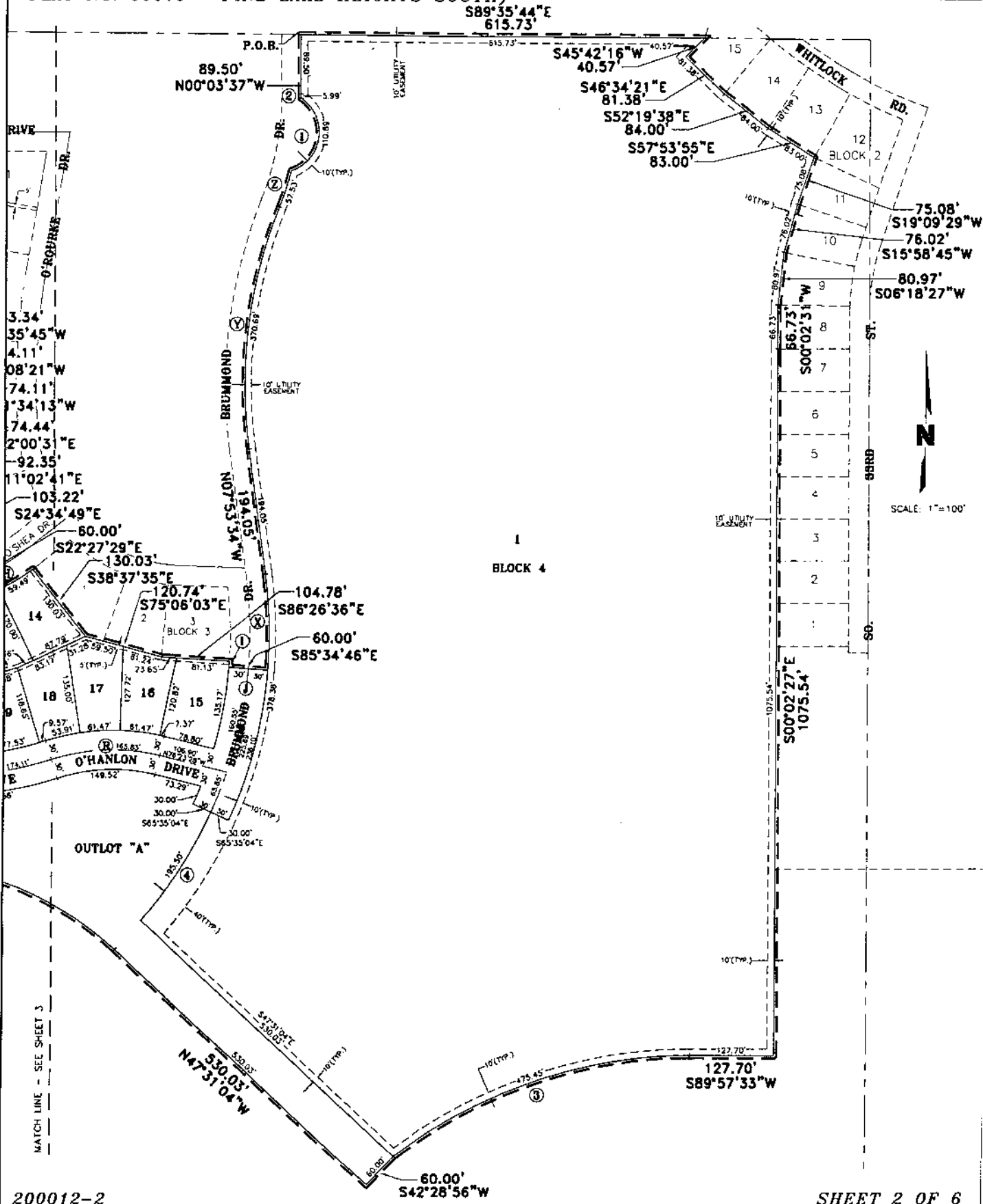


SCALE: N.T.S.

PINE LAKE HEIGHTS SOUTH 3RD ADDITION

FINAL PLAT

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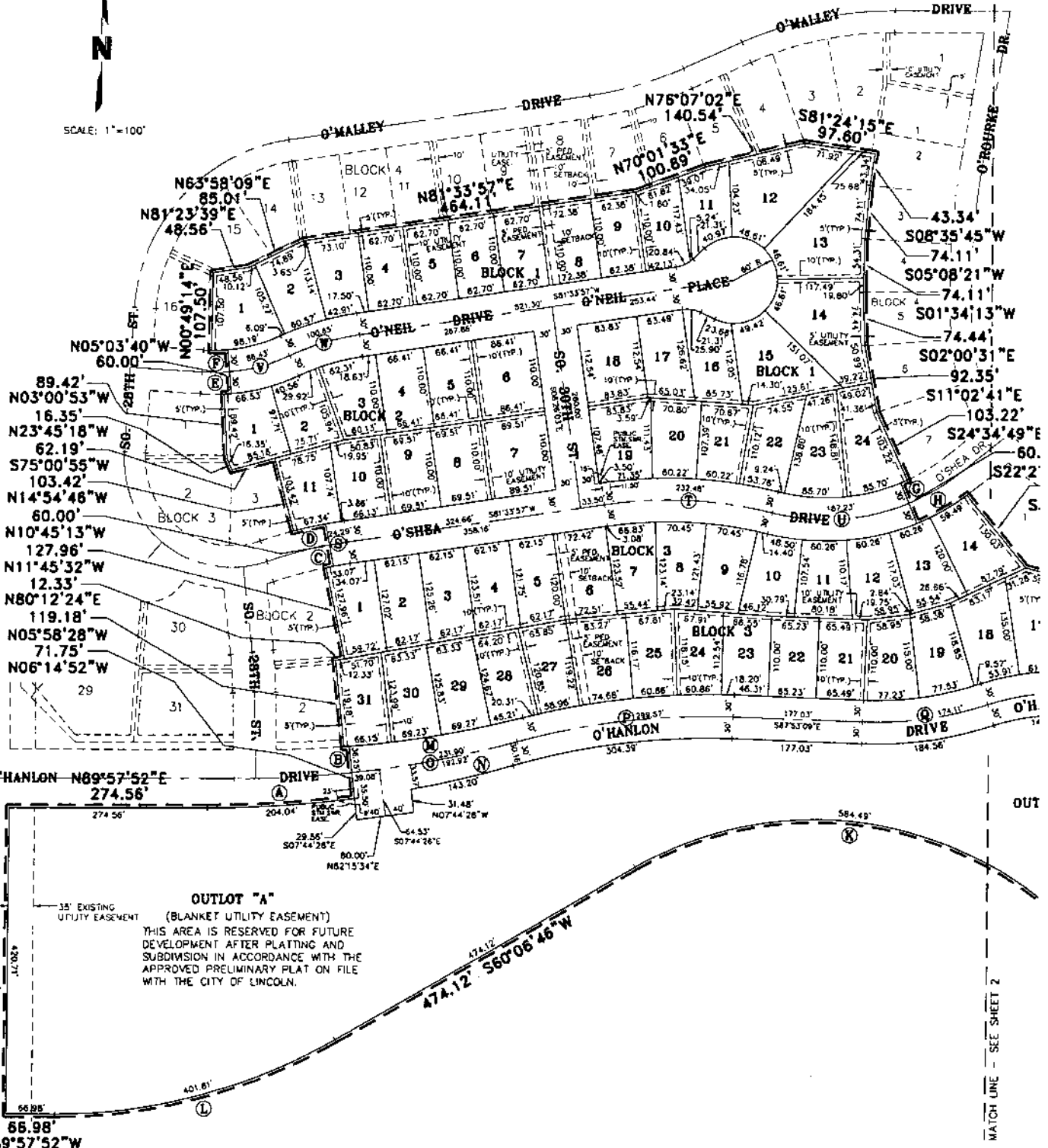
PINE LAKE HEIGHTS SOUTH 3RD ADDITION

FINAL PLAT

(THIS FINAL PLAT IS BASED UPON PRELIMINARY
PLAT NO. 00010 - PINE LAKE HEIGHTS SOUTH)

NW CORNER
SW 1/4
SEC. 18-T8N-R7E

SCALE: 1"=100'



200012-3

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SHEET 3 OF 6